147.0	0005	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	931,500	/	931,500
USE VALUE:	931,500	/	931,500
ASSESSED:	931,500	/	931,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D`ANGELO CHRISTOPHER RYAN
Owner 2:	D`ANGELO ELIZABETH MATTHEWS
Owner 3:	
Street 1:	168 MT VERNON ST
Street 2:	
Twn/City:	ARLNGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALP VENTURES LLC -
Owner 2:	-
Street 1:	C/O AZAD LEGACY PARTNERS
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 5,114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2155 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5114.000	471,900	900	458,700	931,500
Total Card	0.117	471,900	900	458,700	931,500
Total Parcel	0.117	471,900	900	458,700	931,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.21 | /Parcel: 432.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96782
GIS Ref	
GIS Ref	
Insp Date	05/10/18

PREVIOUS ASSESSMENT

Parcel ID 147.0-0005-0007.0

!11508!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,300	900	5,114.	458,700	736,900	736,900	Year End Roll	12/18/2019
2019	101	FV	218,700	900	5,114.	430,100	649,700	649,700	Year End Roll	1/3/2019
2018	101	FV	225,800	900	5,114.	355,500	582,200	582,200	Year End Roll	12/20/2017
2017	101	FV	225,800	900	5,114.	326,800	553,500	553,500	Year End Roll	1/3/2017
2016	101	FV	225,800	900	5,114.	298,200	524,900	524,900	Year End	1/4/2016
2015	101	FV	213,500	900	5,114.	292,400	506,800	506,800	Year End Roll	12/11/2014
2014	101	FV	213,500	900	5,114.	271,800	486,200	486,200	Year End Roll	12/16/2013
2013	101	FV	213,500	900	5,114.	258,600	473,000	473,000		12/13/2012

PRINT

Date	Time
12/11/20	01:40:23

LAST REV

Date	Time
10/01/20	10:43:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11508

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALP VENTURES LL	74366-293	1	3/27/2020		1,065,000	No	No		
MATHIEU DARIND	73569-469	1	10/31/2019	Change>Sale	625,000	No	No		
SHREAD PETER J/	49174-578		3/26/2007	Family	10	No	No		
SHREAD PETER J	31532-243		6/23/2000	Family	1	No	No		
KENDZIORSKI BEA	26629-403		8/30/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	96782
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2019	1794	Inter Fi	60,000	O				
12/3/2008	1474	Manual	1,200	C				install french doo
4/25/2007	278	Re-Roof	3,000	C				
9/21/1995	499		16,500	C				14X24 ADDITION
9/14/1992	436	Manual	2,000	C				ROOFING, SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	BS	Barbara S
2/4/2009	Meas/Inspect	345	PATRIOT
12/9/1999	Mailer Sent		
11/17/1999	Meas. Denied	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5114		Sq. Ft.	Site		0	80.	1.12	9									458,738						458,700	

Total AC/HA:	0.11740	Total SF/SM:	5114	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	458,738	Spl Credit		Total: 458,700

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28405797
Const Adj.:	1.03939605
Adj $ / SQ:	166.831
Other Features:	116256
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494664
Depreciation:	22755
Depreciated Total:	471909

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

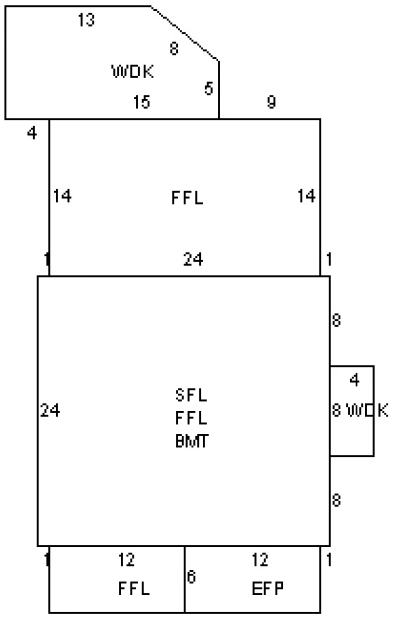
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.51
Special Features:	0	Val/Su Net:	184.41
Final Total:	471900	Val/Su SzAd	284.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	166.830	172,169
BMT	Basement	624	80.080	49,969
SFL	Second Floor	624	166.830	104,102
WDK	Deck	207	11.260	2,330
EFP	Enclos Porch	72	67.600	4,867

Net Sketched Area:	2,559			Total:	333,437
Size Ad	1656	Gross Are	2559	FinArea	2155

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X24	A	AV	1995	3.45	T	19.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc